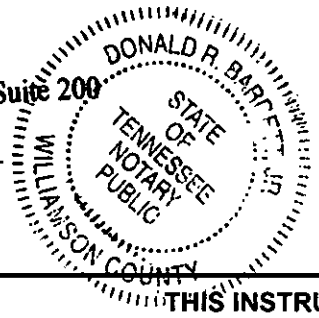
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24187



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randall Charles Toney	NEW OWNER	007-7900
(NAME)	(NAME)	
2039 Tinnin Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150009218 DEEDWARR
Recvd: 02/05/15 12:01 2 pgs
Fees:13.00 Taxes:684.50
20150205-0010976

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Clarence Anthony Ashburn and Michael E. Ashburn**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Randall Charles Toney and Jessica Little Toney, husband and wife** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, described as follows:

Beginning at Fulcher's old Southeast corner and T. Lassiter's Southwest corner in Williamson's old line (formerly marked by a beech); thence north 88 1/2° west 64 poles and 7 links to a stone, Draper Lassiter's Southeast corner in Crosswy's line; thence north 2° east, with Lassiter's line, 62 poles to a stone near a sycamore, Draper Lassiter's corner in Susie Lassiter's line; thence South 88° east 10 4/5 poles to a stone on bank of creek; thence with its meanders, South 56 1/2° east 14 2/5 poles; thence South 29° east 8 1/5 poles; thence South 6 1/2° east 16 3/4 poles; thence South 3° west 10 poles; thence South 24° east 8 poles; thence South 16° west 6 poles; thence South 11° east 5 2/5 poles to the beginning, containing 24 acres, more or less.

Excluding the property conveyed by Clarence Ashburn and wife George O. Ashburn to Bennett Grizzard in Deed dated of recorded in Book 4619, Page 197, Register's Office of Davidson County, Tennessee.

Excluding the property conveyed by Clarence Ashburn and wife, Georgia O. Ashburn to Goodlettsville Development Company, Incorporated in Deed dated 03/13/1974 of record in Book 4796, Page 537, Register's Office of Davidson County, Tennessee.

Clarence Ashburn, died April 25, 1997 and the said Georgia O. Ashburn died testate on February 19, 2014, devising subject property to Clarence Anthony Ashburn and Michael E. Ashburn, as evidenced in File No. 14P-556, Probate Court Clerk's Office for Davidson County, Tennessee and by Will of record in Instrument No. 20140428-0035431, and Affidavit of Inheritance Instrument No. 20140428-0035432, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Clarence Ashburn and wife, Georgia O. Washburn, by Deed from S.M. Pratt and wife, Lula E. Pratt of record in Book 2334, Page 339, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2039 Tinnin Road, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of January, 2015.

Clarence Anthony Ashburn

Michael E. Ashburn

State of Tennessee
County of Williamson

Personally appeared before me Clarence Anthony Ashburn and Michael E. Ashburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of January, 2015.

GERALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/27/19

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027